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### **Inside this issue:**

POS notes 2

Consortium Honor 3 Roll

Project manager 4 lauded for outstanding contributions

A Unique Saga: A facilities director's rise through the ranks

Date announced for Second Annual Energy/Facilities Connections ...

6

"It's Time" for cus- 6 todial



Volume 10, Number 3

Fall 2005

## State corrections pros take LEED on green

## Monroe Correctional Complex awarded LEED Silver certification

By Phil Partington, POS staff

**Monroe Correctional Complex** (MCC) Regional Training Center is the nation's first correctional facility to be awarded the LEED Silver rating by the U.S. Green Building Council. And, they are only two points away from reaching Gold Certification, which they are currently pursuing additional points for green power to help them qualify. LEED (leadership in energy and efficiency design) certification distinguishes building proiects that have demonstrated a commitment to sustainability by meeting the highest performance standards.

MCC pursued LEED Certification in response to a Washington state Governor's Executive Order 02-03 SUSTAINABLE PRACTICES BY STATE AGENCIES. In response to the Governor's directive to state agencies, the Department of Corrections set a goal to achieve LEED accreditation within two-and-a-half to three years for all new building projects over 5,000 sq. ft.

Through the LEED process, MCC's training center will reduce wastewater generation by 50%; wastewater use conservation has increased to 38%; and energy conservation has increased to 27%.

"The LEED process helps create a comfortable environment," said Paddy Hescock, Plant Manager 3 of MCC. "The center is a comfortable, open space with lots of daylight and operable windows. I really saw a difference when we flushed out the building and ran (the HVAC system) on high. The air is fresh with no toxic smell, which you often find in a new building."

He continued, "From a main-

tenance standpoint, we have not had to go into that building once since construction because of complaints about the air quality. In a prison setting. receiving no complaints is equivalent to receiving 1,000 positive comments. Persons will call you in a heartbeat if something's awry.



Paddy Hescock



Sherman Smith

However, we have not had a single complaint regarding air quality since implementing LEED."

(Please see "LEED," page 4)

## **Practicing Operational Sustainability**

#### 1980's-era college structure gets new life as school for non-profit

By Bob MacKenzie, POS manager

What do the numbers 172 tons, 1197 cubic yards or 44 large dumpsters have in common? They're all indicating the total amount of construction waste that never was added to a Thurston County landfill. Instead, a 10,400 square foot facilities complex was moved

from one campus to that of a non-profit organization to start a new life as a multipurpose school. Additionally, more than 25 rhododendrons, eight small trees, and dozens of other shrubs and bushes were removed from the construction site and will be used by South Puget Sound Community College or by Sunrise Beach School. The result, a win-win for all concerned, was an absolute win for the environment and our State's emphasis on sustainability

(Please see "Building 23," page 6)

#### Visit us on the web!

Be sure to visit the Plant Operations Support website at www.ga.wa.gov/plant. While you're there, feel free to check out the many great resources available at the click of the mouse, including professional development announcements, *Mac's* Nickel Ads (a listing of surplus and salvage opportunities), and much more!

## Join the Consortium Listsery!

The Consortium's electronic listserv links you to various plant operations and maintenance professionals, and allows members to advertise surplus or salvage items, solve problems, answer questions and simply learn from each other's experiences. Contact your Plant Operations Support staff at plantop@ga.wa.gov to sign up!

# If you're not already a member of the Consortium,...

...what are you waiting for? If you don't already have every resource at your disposal and all the money you need, then find out how the Plant Operations Support Consortium can help! Contact us at plantop@ga.wa.gov.

## **POS Notes**



Bob MacKenzie Do things ever slow down for overworked facility managers? I think not. The Consortium has been moving at hyper speed for some time now

and it looks like that's the way it'll remain. Your POS staff have been busy responding to member requests, while managing special projects throughout Washington state and Oregon. POS staff have managed projects ranging from instillation of a Voice Over IP protocol system in a large K-12 school district, to the remodel of a county annex; from providing condition assessment services for Tri-Met facilities in Portland, to constructing a food bank for a housing authority. Meanwhile, we've received more than 234 high order requests for assistance in the last two months alone. Don't get us wrong...we're not complaining, just letting you know your staff is supporting your operations as you wear your many hats.

The University of Washington (UW) Real Estate Office is to be commended for their resource-sharing attitudes. Last spring, they came to their POS staff hoping to coordinate a deal where members could take advantage of a fully furnished, block-anda-half long, four story abandoned naval barracks at the former Sandpoint Naval base in Seattle. Numerous members have already taken advantage of free beds, wardrobes, refrigerators, etc... and we hope that more will benefit from this agreement as well.

We're elated to welcome back

every Washington state agency that was a member in the 03-05 biennium. We know you have to make critical business decisions to resubscribe and we pledge to intensify our efforts to provide value. Additionally, dozens of municipalities, public utility and library districts, housing authorities and school districts and colleges have returned as well. Every member brings depth and resources to the POS table, so we thank you and urge your active participation.

Also, please welcome our newest addition to the POS team. Sue Brown joins us after serving in the director's office at Washington's Department of General Administration. Sue will be inheriting much of the membership contractual responsibilities of the program, while focusing on finding new members and playing catch with your requests-for-assistance and queries. Contact Sue at 360-902-7371, or e-mail sbrown@ga.wa.gov.

Meanwhile, POS staffer Victoria Savino, who recently changed her last name to Brooks, will be moving on to new challenges, joining General Administration's Facilities Planning and Policy Program. We wish her all the best with her new position and thank her for her many contributions to help the Consortium sustain and expand upon its level of excellence

Fall Shop Talk is replete with great stories. If you missed it on page one, check out the fascinating interview with Jerri McCray, Associate VP of Facilities Services for the UW. Talk about a role model, a true leader and strong sup-



porter of the Consortium!
Also on page one, ever think a correctional facility would land a LEED Silver rating?
Well, hold on, 'cause they're probably going to earn a Gold!
Read about Monroe CC's success.



Sue Brown



There are great training opportunities

Victoria Brooks

opportunities coming up with GA's Annual Training Conference and Trade Show, Nov. 2-3 in the Greater Tacoma Conference Center. Also, GA, POS and Correctional Industries are jointly sponsoring the first ever **Executive Custodial Confer**ence. Register online at https://fortress.wa.gov/ga/app s/GAEvents/ECCRegForm.as px. Finally, read about the win-win sustainability initiative centered on Building 23 from the South Puget Sound Community College. Learn how innovative thinking can save money, effort and stress on the environment. It's all coming in this issue of Shop Talk. Let us know what you think.

All the best!

Bob

#### (Continued from "POS Notes" on previous page)



Bobbie Keys, foster care/adoption recruiter for Washington's Department of Social and Health Services in Tacoma, fills a truck with beds and other free furniture from building 9.



The Evergreen State College Housing staff (in yellow hard hats) collected numerous refrigerators and materials from building 9.



McNeil Island Corrections Center staff load another refrigerator onto their flatbed.

## **Plant Operations Support Consortium Honor Roll**

New members marked in purple. Renewing members marked in red.

K-12 Schools Abbotsford, BC Brewster Bridgeport Cascade

Centralia Chehalis Clover Park

Columbia-

Burbank

Comox Valley, BC Coquitlam, BC

Coupeville Dayton Delta, BC

East Valley Spokane

Easton Eatonville Edmonds

Elma Enumclaw ESD 101 Federal Way

Highline Hoquiam Issaquah Ketchikan, AK Kittitas

LaCrosse

Marysville McCleary

Mission, BC Moses Lake Mount Baker

Mount St. Michael's

Mukilteo North River North Thurston Northshore Oak Harbor

Oak Harbor
Ocean Beach
Ocosta

Okanogan Skaha, BC Peninsula

Port Townsend Quilcene

Quillayute Valley
Quinault Lake

Rochester Rosalia Sequim South Kitsap Snohomish Snoqualmie Valley

Stanwood-Camano Sumner Sunrise Beach

Surrey, BC

Thorp
Vancouver
Vashon Isla

Vashon Island Wenatchee White River

Wishkah Valley Yelm

Universities/Colleges

Big Bend CC
Clark College
Columbia Basin CC
CC of Spokane
Highline CC
Olympic CC
Renton TC

South Puget Sound CC

The Evergreen State
College
Univ. of Washington
Washington State

University
Energy Coop
Extension

Eastern Washington University

Ports

Port of Edmonds Port of Everett Port of Kennewick Port of Sunnyside Port of Seattle, Sea-Tac Airport

Municipalities
City of Hoquiam

City of Marysville City of Redmond City of Tukwila City of Tumwater Clark County

Cowlitz County

Cowlitz County PUD #I Jefferson County

King County Housing Authority
King County Metro South
King County Wastewater

Treatment Division

Westpoint

Kitsap County Lakehaven Utility District Lewis County

Pierce County
Pierce County Housing Auth.

Pierce County Library System Tacoma-Pierce City Health Dept

Town of Eatonville Whatcom County

Canada

Attorney General, BC

BC Building Corp City of Port Moody

**States** 

Alaska

Oregon Dept. of Admin.

Svcs.

Oregon Youth Authority

Washington St Agencies Corrections

Criminal Justice Training

Commission

Ecology

Fish and Wildlife General Administration

Health

Information Services

Licensing

Liquor Control Board

Military

Natural Resources
Parks & Recreation

School for the Blind School for the Deaf Social & Health Services

Transportation Veterans Affairs

Washington St Criminal

Justice Train. Cnt. Washington State Patrol

Port of Longview W

Check out the Plant Ops website for quick links to Consortium member websites—http://www.ga.wa.gov/plant

#### ("LEED," continued from page 1)

Hescock, along with Sherman Smith, EMC, LEED A.P. and environmental specialist IV, and Tom Davis, project manager, were the mainstay of the project, and faced the daunting, uncharted task head on.

"Honestly, none of us had a clue what this was about when we started," Hescock said. "We were three 100% greenhorns. It was a heck of a learning curve and the first of its kind, which is one of the reasons I'm extremely proud of this accreditation."

"We learned that it's really important to start with LEED in mind at the beginning of the project, rather than shoe horn it in later," Smith added. "It's important to get someone on board who has some experience with LEED."

The Corrections team offered three key questions to consider when starting a LEED project:

- 1. Does it meet LEED requirements?
- 2. Will it work?
- 3. Can we afford it?

Hescock said the LEED process demands on-going attention and isn't something that can be forgotten about.

"From a cost standpoint, it helps to know what you want to do before you

do it," said Davis. "That way, you can ensure there is money available for the things you need most."

"LEED-related items can also be difficult to convince your decision-makers about," Smith said. He also said LEED buildings are more likely to pay for themselves in the long run, explaining that "the training center will pay for itself in reduced operations and maintenance costs in approximately 50 – 60 years according to industry standards. Conventional buildings, on the other hand, will never pay for themselves." Savings will also be realized through energy, water, and sewer savings, as well as reduced maintenance calls and enhanced indoor environment which will increase occupant productivity.

All three agree that another key to the success of a LEED project is the education of those affected by the change, including decision-makers and staff/ occupants who might work or live inside the buildings.

"People have a natural resistance to change," said Smith. "It's important to note that LEED is not perfect. I'm sure there will be refinements in the future. However, educating the community about the processes can make for better buy-in and smoother transitions into LEED implementation."





Monroe Correctional Complex's Regional Training Center earned LEED Silver certification and is just two points away from Gold.

Design for the project began in spring 2002 with a MACC of \$1.8 million. LEED was incorporated using an "Eco Charrette" (LEED Workshop) process during the schematic design phase. The 10,000 sq. ft. building provides space for correctional core training, general education classrooms, computer training lab, defensive tactics area, and offices. Construction began in October 2003, was completed in October 2004, and was occupied the first week of November 2004.

#### **LEED Resources:**

Stu Simpson, Washington General Administration Sustainable Building Advisor

Phone: 360-902-7199

Links:

www.ga.wa.gov/eas/green

www.usgbc.org

## Project manager lauded for outstanding contributions

Tom Davis, Washington General Administration (GA) project manager, played a critical role in Monroe Correctional Complex (MCC) achieving LEED Silver Certification. Davis is "always eager, willing and right there for MCC," according to Paddy Hescock, Plant Manager 3 of MCC. "Without him, I wouldn't be where I'm at in Monroe."



Tom Davis

Davis has worked with GA for roughly fifteen years and brings insight, savvy and experience to his projects.

"The projects I have worked on have been very exciting and rewarding and the staff I work with are excellent," Davis said. "The biggest reward is to complete a project on time and give money back to the agency. Several of my larger projects have returned funds in excess of seven figures."

Davis said that the biggest challenge of being a project manager is, "building a design for the program which will not need to be changed when new players are inserted in the project." Despite this challenge, he urges engineers and architects to look into the project management field. "Experience in the private contracting field would be helpful as well as experience with an A/E firm during the construction administration phase of projects," Davis added. "What I would have done differently would be to take PM courses and training early to get a head start for the position."

Hescock urges newcomers in project management to take any advice Davis might offer. "Tom is hands down the best PM I have ever dealt with," Hescock said. "I'm 100% sold on him."

## A Unique Saga: A facilities director's rise through the ranks

'In spite of all the challenges, I want to make a difference'

Jerri McCray is Associate Vice-President of Facilities Services at University of Washington in Seattle and an esteemed Honorary Lifetime Member of the Consortium. She serves as a role model for anyone looking to achieve success in an environment where the odds are against them. As a woman in a field dominated by men, McCray epitomizes leadership, compassion, innovation, and strong work ethic. Bob MacKenzie, Consortium manager, recently had the opportunity to interview Jerri for an article in this fall issue. However, we found that, as hard as we tried to tell her story in our words, her words still told it best. So, read on to share some of her experiences of managing an organization of more than 1,000 employees; hear her insights about the profession and job as a leader; and discover what has made her almost legendary in her own time.

**Bob:** Jerri, isn't it true that you began as an office assistant and eventually worked your way up to Associate Vice-President of Facilities Services?

**Jerri:** It is true. I literally started at the bottom, making \$342 per month in 1965. At that time, it was just a job. I

didn't think about working at the University as a career until I became Parking Services Manager in 1973.

**Bob:** Wow, that's sure extraordinary. You just don't see many directors who've worked their way up in the same organization.

Jerri: It has seemed like a natural progression to me. Oh sure it wasn't always a smooth ride and there have been challenges along the way. Personnel management, compensation negotiations (my own that is) and some male biases in the trades as to whether or not a woman can run the Physical Plant, especially one who doesn't have an engineering degree.

Bob: How did you get past that?

**Jerri:** I spent a lot of time meeting with trades supervisors and going out to the work sites. I gained people's complete confidence by caring, showing genuine interest, and asking questions. Another part of being successful is having really good people who work for and with me.

**Bob:** Is there anything else you would recommend to people looking to pursue a career in facilities management?

Jerri: I'd tell them that being able to

communicate
well is crucial,
and people forget
that a large part
of communication
is listening, not
just talking. Another thing that
has served me
well is to be open
to new ideas and
embrace challenges. I think
those two coincide.



University of Washington's main campus boasts more than 13 million square feet of facilities space.

**Bob:** So, when you say communication, you mean with employees, right?

Jerri: Yes, but not simply with employees. One of the challenges in this profession is communicating with your clients, or users of the



Jerri McCray

buildings and grounds you maintain. It's often difficult to let these people know what's going on and why we need their support. We think an answer to this problem for us, in whatever we do, is marketing. We try to tell our story: what we do, how we do it, why it's important, and why we need everyone's support to be successful. We also try to frame that message in a sustainable environment. The purpose of communicating this message to the public is that there's a better chance for them to take ownership of the issues that revolve around maintenance and facilities. It's easier not to care about something when a person takes no ownership of it.

**Bob:** I'm amazed at your accomplishments over 40 years. What's kept you going through it all?

Jerri: There's so much to do and so many challenges to overcome on a daily basis that nobody can ever "be done" with this job. However, what's kept me here has been my love for the people and love of the work. In spite of all the challenges, I want to make a difference and I wouldn't have stayed here if I didn't think I could do that...at least in the long term.

I believe that we are stewards of the college, and that sentiment seems to be shared by those I work with.

(Please see "McCray," page 8)



## Date announced for Second Annual Energy/Facilities Connections Conference, OSP's Training and Trade Show slated

By Phil Partington, POS staff

Washington General Administration's Energy Team will once again partner with your Plant Operations Support Consortium to host the second annual Energy/Facilities Connections Conference May 17-19, 2006. The inaugural conference, which took place in May 2005, was so highly rated by participants, "that we feel obligated to produce a second, even better event," said Clint Lougheed, Energy Team manager. "Our mission is to take the conference to the next level, so we're working closely with POS staff to integrate participant feedback and the recommendations from presenters and facilitators."

We've added an extra day to capture the numerous topics requested by participants and others, yet, we're able to keep the conference fee far below similar conferences at \$210 per person," said MacKenzie. The conference will be held at the same venue, the Wenatchee Convention Center, and will then take place every other year. Clear your calendars and keep your eyes peeled for electronic registration to open in mid-to late-winter.

Contact Bob MacKenzie for more details bmacken@ga.wa.gov or call 360.902.7257.

More than 155 people from Washington state, Idaho,
Montana, Nevada, California and Canada attended for
the inaugural Energy/Facilities Connections Conference
in spring 2005, . The second conference is expected to
exceed that number by more than one-third.

ment. Many of the
training opportunt ties and vendor
displays at this
year's event will

The second event promises to be tailored toward "the needs and wants of facilities and energy professionals around Washington state," said Bob MacKenzie, POS manager. The message from our 2005 conference participants was clear: "we want more no-nonsense, professional training that materially aides our abilities to perform our varied duties."

Also on the near horizon is General Administration's **Annual Training** and Trade Show, at the Greater Tacoma Convention Trade and Conference Center, November 2-3, 2005. This year's theme is Supply Chain Management. That is a strategic and enterprise-wide approach to identifying and meeting the supply requirements of government. Many of the training opportunidisplays at this year's event will help you optimize

your supply chain without sacrificing quality or requirements. Registration is free for higher education and state and local government purchasing and facilities professionals. Space is limited. Register now and ensure your spot.

"This show will provide excellent content for facilities, purchasing and fleet professionals," said Kerry Bustetter, marketing coordinator for the Office of State Procurement. "New training & tradeshow

# ENERGY/FACILITIES CONNECTIONS



additions are being planned to both broaden attendance and enhance participant experiences, especially the training aimed at facilities managers."

Questions? Please contact Pam Warner at (360) 902-7416 or Kerry Bustetter at (360) 902-0925 or by email at OSPEvents@ga.wa.gov.

## "It's Time" for custodial

"It's Time" is a one day symposium presented by the State of Washington General Administration's Buildings, Grounds and Real Estate Services Division and Plant Operations Support Consortium with Correctional Industries. This seminar is designed to bring together facility and physical plant executives to discuss how to provide cleaning for health in the most efficient cost-effective manner possible.

"It's Time" Executive Conference is uniquely designed to include administrators who oversee facilities, facility budgets, capital improvements, environmental sustainability, and custodial operations. The information presented is based on benchmarking and datadriven results for custodial and facilities operations.

The conference will include lunch and takes place on November 15th, from 8:30 a.m. to 5:00 a.m. at the Little Creek Convention Center in Shelton, WA. Cost is \$60 per person.

Register online by going to the Consortium webpage, www.ga.wa.gov/plant.

## ("Building 23," continued from page 1)

POS staff had been asked to assist with the demolition of the complex of modular buildings on the campus of South Puget Sound Community College referred to as Building 23.

"The portables comprising Building 23 had outlived their useful life for the college campus, but not for another organization," said Penny Koal, GA project manager assigned to the campus. "We asked POS to manage the removal of the structure from the campus, find a suitable home for the structures and simultaneously save the college demolition costs."

With POS assistance, SPSCC surplused the 1984-era buildings to State Surplus who sold the portables to Sunrise Beach School, a small Christian School in Olympia. Sunrise paid \$250 for the structure, but paid a contractor more than \$56 thousand to dismantle the building, reconstruct and eventually bring the facility up to current building codes. The new home for the portables is a 15-acre parcel next to Griffin School in Olympia. Sunrise staff say the structure



Bob MacKenzie coordinated the member-tomember transaction of Building 23.

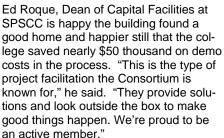


Interstate Modular crews carefully move sections of SPSCC's building 23 on rollers.

would cost hundreds of thousands of dollars more if purchased new.

"The whole thing has just been a blessing," said Roxanne Cox, Sunrise Beach school administrator. "The building will serve a variety of needs for our students and we're just elated."

Interstate Modular, a company specializing in modular dismantling and installation, took just three weeks to dismantle the 16 separate portables and safely move them to their new home. The SPSCC complex included faculty lounges, an art studio. classrooms, faculty offices and restrooms. The new school will have five classrooms, restrooms, a preschool, a rock and mineral museum and a real library for the school's 9000 books. Sunrise Beach staff hopes to reopen the complex at the new site in September 2006.



The project has been nominated for an environmental excellence award sponsored by the Washington state Department of Ecology. Receipt of the prestigious award would be a testament of the Consortium's commitment to operational sustainability.

"POS, GA and South Puget Sound Community College staff are to be commended for working as a team to make this happen," said Cox. "They surmounted many procedural hurdles



Ed Roque (left) and Penny Koal meet to discuss project details related to Building 23.



Roxanne Cox (fourth from the right) poses with Sunrise Beach School students and staff.

and acted like true stewards looking for win-win solutions; and certainly every party has won with this notable event."

For further details of the re-use of Building 23, contact POS staff 360,902.7257 or e-mail bmacken @ga.wa.gov.

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State of Washington Department of General Administration P.O. Box 41012 Olympia, WA 98504-1012 www.ga.wa.gov

Linda Villegas Bremer, Director

#### ("McCray," continued from page 5)

For instance, we have employees who live all over, yet they come immediately when we call them. Some even have to catch a ferry, but are willing to drop what they're doing and help whenever they're needed.

Bob: Wow. Would you consider coming to Olympia and heading a government agency?

Jerri: (laughing) Oh, I don't think so.

**Bob:** Your story is so unique. Do you think there are others out there, perhaps colleagues, like you, or do you think you're somewhat of an anomaly? If so, how?

**Jerri:** I don't think there are very many of us left (smiling). I'm a bit of an anomaly, because I don't believe many people start at the bottom and toil at learning everything they can about all the organizations parts and are dedicated to service and neither the job nor the institution has taken its toll on me. Others have left because they were tired of the job, the politics or personnel problems. However, when I leave, it will be for other reasons, like family and to move on to the rest of my life.

I genuinely like working here. For instance, my husband always reminds me that I'm an executive and don't really have to be at work at 8 a.m. every morning. But, I like to be.

**Bob:** The Consortium is certainly lucky to have your expertise. What has been the reason you've been a member all these years?

**Jerri:** I'm glad to be part of it, and to be able to support other public organizations that may not have the resources we have. I think the Consortium is a wonderful opportunity that more people should take advantage of. I view it as the State's consulting opportunity to get services, exchange information, ideas, materials and supplies. It keeps the focus on helping and sharing.

**Bob:** I don't mean to take up much more of your time, Jerri, but would you encourage others to pursue a career in facilities management, or, if given the chance to do it again, would you have done something differently?

**Jerri:** I think this is a very good field to go into. I would also encourage women to go into a field like this. The rewards far outweigh any difficulties. I wouldn't do anything different; this has been great!

Jerri McCray has served the UW campus for more than 40 years. She is married and has two grown children. She resides in Seattle with her husband Carl. Consortium staff wish to thank her for her wonderful support these past eight years.